

SUMMARY
WORKGROUP 3 MEETING
2018 Code Change Cycle

July 15, 2020 at 9:30 a.m.

Remote Meeting Link

<https://vadhcd.adobeconnect.com/workgroup/>

Participants

- Philip Abraham (Vectre Corp.)
- Bob Allen (Henrico County)
- William Aceto (Fairfax County)
- Charlie Baker (FEMA Region III)
- Laura Baker (RECA)
- Steve Banashek (self)
- David Beahm (self/Warren County)
- Jeffrey Brown (DHCD)
- Greg Cade (NFPA)
- Andrew Clark (HBAV)
- Ron Clements (Chesterfield County)
- Robby Dawson (NFPA)
- Cindy Davis (DHCD)
- Ellen Eggerton (City of Alexandria)
- Sean Farrell (VBCOA)
- Sarah A. Foote (DHCD)
- Richard Grace (Fairfax County)
- Eric Goplerud (FACS)
- Brian Gordon (AOBA)
- Linda Hale (Loudoun County Fire)
- Chelsea Harnish
- Bryan Holland (NEMA)
- Todd House
- Patrick Hughes (City of Chesapeake)
- Don Iverson
- Maggie Kelley (SEEA) Southeast Energy Efficiency Alliance
- Haywood Kines (Prince William County)
- Thomas King (DHCD)
- Susan Larsen
- Jason Laws (Chesterfield County/VBCOA)

- Eric Lacey (RECA)
- Joy Loving (CAAV)
- Travis Luter (DHCD)
- Ivy Main (self)
- Paul Messplay IV (DHCD)
- Matthew Mertz
- Jimmy Moss (VBCOA)
- Andrew Milliken (Stafford County Fire)
- Florin Moldovan (DHCD)
- Andrea Papageorge (Southern Company Gas)
- Kenney Payne (AIA Virginia)
- William Penniman (Sierra Club)
- Alexandria Phillips (Washington Gas)
- Natalie Pien
- Richard Potts (DHCD)
- Rebecca Quinn (FEMA)
- Michael Redifer (NNVA)
- Greg Revels (Henrico County)
- Stephen Reynolds (DHCD)
- Jonathan Sargeant
- Jeff Shapiro (International Code Consultants)
- David Sharp (BCAAC)
- Ross Shearer (self)
- Bob Shippee (self)
- David Smith
- Eric Stafford
- Rick Statzer (VBCOA)
- Susan Stillman
- Jennifer Tolley (DHCD)
- Timothy Vaughan (Columbia Gas)
- Morgan Whayland (Virginia Natural Gas)
- Dan Willham (Fairfax County)

Virginia Residential Code (Building)

RB44 - Removes 13R reference

Proponent(s): Jeffrey Shapiro (jeff.shapiro@intlcodeconsultants.com) - Consultant, National Fire Sprinkler Associates

Comments:

- Mr. Beahm (representing himself) says that if the current code doesn't conflict with anything in the state amendments, he would prefer to leave it in. He would "typically be opposed" to this change.
- Mr. Milliken (Stafford County Fire) and Mr. Brown of DHCD mention a reference in R310.1 that is reflected at the state level in the VCC that is used.
- Mr. Shapiro agrees with the above comments and withdraws.

Results: Withdrawn

RB200 Substantial damage and substantial improvement definitions

Proponent(s): Resiliency Subworkgroup (explained by Mr. Brown of DHCD)

Comments:

- Mr. Payne (AIA Virginia) brings up the difference in definitions between the IEBC and the VEBC; Mr. Brown clarifies that this proposal should match the VEBC definition
- Ms. Quinn of FEMA claims that national code language is based on FEMA requirements, so she wants to clarify whether this proposal should match the IEBC requirements.

Results: Carry over to August

RB301.2(1) Ultimate design wind speeds

Proponent(s): City of Hampton, Hampton Roads Planning District, City of Norfolk, VA DCR, FEMA Region III, City of Newport News; AIA Virginia

Comments: HBAV clarifies that they will support and join as proponent based on the approval of RB301.2.1; DHCD staff will update this proposal's list of proponents to reflect Mr. Clark's addition.

Results: Consensus for Approval

RB301.2.1 Wind design criteria

Proponent(s): Glenn Overcash (AECOM)

Comments:

- This is a companion proposal to RB301.2
- Proponent not in attendance.
- Mr. Brown (DHCD) explains that the proposal was discussed by the Resiliency Subworkgroup and matches a proposal put forth by the IRC.

Results: Consensus for Approval

RB301.2.1.1 Wind limitations and wind design required

Proponent(s): Resiliency Subworkgroup

Comments: Brings in approved changes to 2021 IRC; no opposition

Results: Consensus for Approval

RB302.1 Exterior wall projections

Proponent(s): Ronald Clements Jr. (clementsro@chesterfield.gov), Chesterfield County

Comments: Proponent provided an overview of his proposal of exterior wall projections; no opposition

Results: Consensus for Approval

RB302.2 Townhouses 2021 change

Proponent(s): Jeffrey Shapiro (jeff.shapiro@intlcodeconsultants.com) - Consultant, National Fire Sprinkler Associates

Comments:

- Mr. Beahm (representing VBCOA) suggests running this through VBCOA's IRC committee before approving this change; some more time and discussion is needed

Results: Carryover to August

RB302.2.2 Sprinkler piping in common walls

Proponent(s): Jeffrey Shapiro (jeff.shapiro@intlcodeconsultants.com) - Consultant, National Fire Sprinkler Associates

Comments:

- Ms. Eggerton (Alexandria) is concerned about the freezing temperatures that could potentially occur within the shared walls.
- Mr. Payne (AIA Virginia) provides editorial context and clarifies language about "waterfill" with the proponent
- Mr. Clark of the Homebuilders of VA is in support.
- There is wide support for eliminating the words "that it"

Results: Consensus for Approval as Modified

RB302.2.6 Add exception for structural independence

Proponent(s): Jeff Shapiro (jeff.shapiro@intlcodeconsultants.com) - Consultant, National Fire Sprinkler Associates

Comments:

- The workgroup went back to revisit this proposal and updated to use the same language as the following proposal, RB302.3(1)
- Mr. Clark of the Homebuilders of VA is in support.

Results: Consensus for Approval as Amended

RB302.3(1) Removes specific reference to NFPA 13

Proponent(s): Jeffrey Shapiro (jeff.shapiro@intlcodeconsultants.com) Consultant, National Fire Sprinkler Associates

Comments:

- Mr. Dawson (NFPA) says it should include all standards, instead of just eliminating one.
- Mr. Milliken (Stafford County Fire) voices support plus adding the pieces Mr. Dawson mentioned.
- Mr. Beahm (Warren County) echoes Mr. Dawson and Mr. Milliken.
- Mr. Shapiro agrees to add 13 and 13R.

- Mr. Payne of AIA Virginia supports.

Results: Consensus for Approval as Modified; adding NFPA 13 and 13R

RB302.3(2) Accessory dwelling unit

Proponent(s): Residential Use Subworkgroup

Comments:

- Ms. Davis (DHCD)
- Mr. Kines of Prince William County is concerned about potential safety issues with this proposal - he is not in support.

Results: Non-consensus

RB313.1 Sprinkler systems in townhouses

Proponent(s): Glenn Dean (gad.pompier@gmail.com), representing himself

Comments:

- Mr. Dawson (NFPA) provides background on the proposal in Mr. Dean's absence.
- Ms. Hale of Loudoun County strongly supports.
- Mr. Clark of the Homebuilders' Association is not in support.
- Mr. Shapiro (National Fire Sprinkler Associates) gives an example of how this proposed change has worked well in other states, such as Washington

Results: Non-Consensus

RB314.6(1) Specifies 10-year battery for smoke alarm power source exception

Proponent(s): Andrew Milliken (amilliken@staffordcountyva.gov), Stafford County

Comments:

- Mr. Beahm (representing himself) wishes to add the language of this being a "minimum 10-year battery"
- Mr. Clark with the Homebuilders' Association supports.

Results: Consensus for Approval as Modified

RB314.6(2) Removes broken reference

Proponent(s): DHCD Staff (sbco@dhcd.virginia.gov)

Comments: No opposition

Results: Consensus for Approval

RB322.2.1 Garage and carport elevation requirements

Proponent(s): HBAV; City of Hampton; Hampton Roads Planning District Commission; City of Norfolk; Virginia DCR; FEMA Region III; Terrazia; City of Newport News

Comments:

- This is a proposal being worked on by the Resiliency Subworkgroup; they requested more time to work on it, so it has been tabled until the August meeting.

Results: Carryover to August

RB322.3.3 Foundations in coastal high-hazard areas and A zones

Proponent(s): HBAV; City of Hampton; Hampton Roads Planning District Commission; City of Norfolk; Virginia DCR; FEMA Region III; Terrazia; City of Newport News

Comments:

- Ms. Quinn of FEMA claims that buildings have to be elevated on pilings or columns; this proposal does not add anything, it just clarifies the language reflected on the national level.
- Mr. Payne of AIA Virginia supports so long as this proposal updates to reflect the language to the 2021 IRC. Will be added as a proponent.
- Mr. Brown (DHCD) adds the language “and shall comply with the following:”

Results: Consensus for Approval as Modified

RB325.1 Habitable attics 2021 change

Proponent(s): Jeffrey Shapiro (jeff.shapiro@intlcodeconsultants.com) - Consultant, National Fire Sprinkler Associates

Comments:

- DHCD staff suggests carrying over to Combined Workgroup meeting.
- Mr. Brown (DHCD) suggests that Mr. Moldovan of DHCD meet with Mr. Shapiro and with Mr. Clark of the Homebuilders’ Association to come up with an amended proposal.

Results: Carryover to August

RB332(2) Standby power systems

Proponent(s): City of Hampton; Hampton Roads Planning District Commission; City of Norfolk; Virginia DCR; FEMA Region III; Terrazia; AIA Virginia

Comments:

- Mr. Holland (NEMA) supports.
- Mr. Clark says the Homebuilders’ Association opposes.

Results: Non-Consensus

RB403.1.6 Foundation anchorage

Proponent(s): Ronald Clements Jr (clementsro@chesterfield.gov), Chesterfield County

Comments: No opposition

Results: Consensus for Approval

RB609.4 Garage door labeling

Proponent(s): Resiliency Subworkgroup

Comments: Mr. Brown of DHCD provides context.

Results: Consensus for Approval

RB703.11.1: Faucet Attachment and Bracing Requirements

Proponent(s): City of Hampton; Hampton Roads Planning District Commission; City of Norfolk; City of Newport News; AIA Virginia

Comments:

- Mr. Stafford provides context for this proposal.
- This proposal includes 2021 language.
- Mr. Clark (Homebuilder's Association of Virginia) opposes.

Results: Non-Consensus

Virginia Residential Code (Electrical)

RTE3902.16(1): Arc-Fault Circuit Interrupters

Proponent(s): Haywood Kines (hkines@pwcgov.org), Prince William County

Comments:

- Mr. Holland (NEMA) claims we are missing the ability to more comprehensively protect people in preventing fires, and that this proposal fixes some of the discrepancies. He is in support.
- Mr. Clark of the Homebuilders' Association talks about incremental adoption of the GFCI technologies, as opposed to the full adoption this proposal outlines. He is in support of RTE3902.16(2) instead.
- Mr. Smith of Eaton supports this proposal.
- Mr. Farrell (VBCOA) is in full support of this proposal and RTE3902.16(2).

Results: Non-Consensus

RTE3902.16(2)-18

Proponent(s): Allen Turner (allen.turner@jamescitycountyva.gov), James City County

Comments: Identical proposal except with GFCI exemptions

Results: Consensus for Approval

Virginia Residential Code (Plumbing)

RTP608.15 - Backflow Preventers

Proponent(s): Richard Grace, VPMIA (richard.grace@fairfaxcounty.gov)

Comments:

- Mr. Clark of the Homebuilders' Association of Virginia brings up an issue with the language potentially not including "manufacturers' instructions"
- Mr. Beahm (representing himself) suggests modification to ensure no conflicts between manufacturers and the code itself. Also, had issues with "ready access" language.
- Mr. Beahm and Mr. Grace have a discussion regarding changing the "or" in this clause to "and," and whether the manufacturers' specifications are going to apply, or the residential codes, and which would take precedence.

- DHCD staff brings up the fact that the most restrictive code shall apply.

Results: Carry over to August

RTP2801.6: Plastic Pans

Proponent(s): Richard Grace, VPMIA (richard.grace@fairfaxcounty.gov)

Comments: No opposition

Results: Consensus for Approval

Virginia Residential Code (Energy)

RE404.2 - Electric Readiness

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Mr. Holland (NEMA) speaks strongly in support of this proposal.
- Ms. Main, representing herself, is strongly in support.
- Mr. Banashek representing himself is strongly in support.
- Mr. Kines (Prince William County) agrees with the principle; however, he has some concerns with the specificity of language regarding electrical requirements.
- Mr. Statzer of VBCOA agrees with Mr. Kines: support in theory, opposes in practice.
- Mr. Holland acknowledges that modifications will still need to be made, but he still underscores the importance of this proposed change. He notes that this was what was put forward for the 2021 codes, and it would be better for this proposal to reflect more comprehensively what was eventually decided for the 2021 codes.
- Mr. Goplerud (Faith Alliance for Climate Solutions) supports.
- Ms. Eggerton (Alexandria) is in strong support on the grounds that this will help localities come up with environmental action plans.
- Mr. Clark of HBAV opposes on the grounds of cost.
- Mr. Vaughan of Columbia Gas opposes, citing gas still being a very important and affordable piece of the heating and cooling market.
- Ms. Papageorge of Southern Company Gas opposes.

Results: Carryover

E405.10 - Electric Vehicle Charging Stations

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Mr. Abraham of Virginia Association of Commercial Real Estate is opposed based on language.
- Mr. Holland of NEMA is strongly in support based on efficiency, affordability, and consistency of standards across localities in the state. He notes there is support at the national level as well during the 2021 code adoption process.
- Mr. Banashek representing himself discusses how we could solve many issues with EV charging stations. He is in support.
- Ms. Tamres representing herself speaks out in strong support of this proposal.

- Mr. Gordon of AOBA is opposed on the grounds that the one-size-fits-all solutions don't really apply here. The data don't support this, and this would be more appropriate at the local level.
- Mr. Statzer of VBCOA supports.
- Ms. Eggerton of Alexandria is in support, pointing out that EV charging stations are part of a larger environmental impact plan.
- Ms. Kelley of Southeastern Energy Efficiency Alliance is in full support of this proposal.
- Mr. Clark of VBCOA disagrees with Mr. Penniman on the grounds that if code doesn't force developers to include charging stations for single-family homes, then they just won't do it. He has seen evidence to the contrary.
- Ms. Loving representing CAAV supports this proposal. As a consumer, she also speaks in support.

Results: Non-consensus

E1301.1.1.1 - Deletion of All State Amendments to the Energy Code

Proponent(s): Andrew Grigsby (grigsby.ac@gmail.com)

Comments:

- Mr. Penniman (Sierra Club) is in support.
- Mr. Goplerud (FACS) makes the point that Virginia as a state is behind many other states in terms of energy amendment adoptions. He supports.
- Mr. Shippee (self) fully supports this proposal.
- Mr. Clark of VBCOA opposes.
- Mr. Beahm (Warren County) opposes.
- Mr. Statzer (VBCOA Energy Committee) supports.
- Mr. Shearer representing himself supports.

Results: Non-Consensus

RE402.1.2(6) - Insulation and fenestration criteria

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Mr. Payne (AIA Virginia) suggests that the proposal itself include what would be the end result. There seems to be a vague target with this proposal.
- Mr. Clark of VBCOA opposes.
- Mr. Shearer representing himself agrees with Mr. Payne.
- Mr. Lacey (RECA) is in support of this proposal, and is happy to work together to accomplish these goals as well as those related to his RECA proposals in WG2.
- Ms. Shutler of the Virginia Grassroots Coalition is in support.
- Mr. Gordon (AOBA) supports a carryover, but he is concerned based on the premise of the cost-benefit analysis that consumers or owners would not make the right decision on their own.
- Mr. Penniman wishes to clarify that the first priority is health and safety of residents, and cost-saving measures are helpful, but secondary.

Results: Carry over to August

RE402.4.1.2(2) - Air Leakage Rate Testing/Limits

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Mr. Shippee (self) is in strong support of this proposal.
- Mr. Payne (AIA Virginia) opposes on principle of there being a compromise to allow 5 air changes/hour.
- Mr. Clark of VBCOA is not in support.
- Mr. Beahm (Warren County) opposes; he believes the language in place is sufficient and does not need to be changed as per this proposal.
- Ms. Stillman representing herself is in support in order to make houses more energy-efficient.
- Mr. Lacey (RECA) supports the compromise we achieved with HBAV and others (blower door testing at 5 ACH50. While our original position was 3 ACH50, we believe 5 ACH50 was a fair and productive improvement in the code.

Results: Non-Consensus

RE403.1.2 - Electric Resistance Heat Restrictions

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Ms. Eggerton of Alexandria is in support.
- Ms. Stillman representing herself is in support of this proposal.
- Ms. Main representing herself speaks in support as well, that it benefits the buyers.
- Mr. Payne (AIA Virginia) opposes; he believes this language should be in the existing building code.
- Mr. Beahm (Warren County) speaks in opposition.
- Mr. Gordon (AOBA) opposes.

Results: Non-Consensus

RE403.1.4 - Primary Space Heating Systems

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Ms. Stillman (self) is in support.
- Mr. Shippee (self) is in support.
- Mr. Clark (HBAV) is opposed.
- Ms. Whayland of Virginia Natural Gas is opposed on a cost basis.
- Mr. Vaughan of Columbia Gas is opposed on the grounds that heat pumps won't be as effective for all types of homes throughout the state.
- Ms. Eggerton of Alexandria argues against this point; current heat pumps' technology heats from the lowest temperature of 7 degrees Fahrenheit.
- Mr. Payne of AIA Virginia is opposed.
- Ms. Phillips of Washington Gas is also opposed.
- Ms. Papageorge of Southern Company Gas opposes this proposal.
- Ms. Shutler of the Virginia Grassroots Coalition is in support of this proposal.

Results: Non-Consensus.

E404.2 - Solar-Ready Zone (Mandatory)

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Ms. Loving (CAAV) is in support; for the building industry, solar can be a very good opportunity.
- Ms. Eggerton of Alexandria supports.
- Mr. Clark of VBCOA opposes and asks about a certain spot on the roof being designated for solar energy - Mr. Penniman clarifies that that is the case.
- Mr. Holland of NEMA supports.
- Mr. Statzer mentions that the VBCOA Energy Code Committee, in part, supports this proposal.
- Mr. Payne (AIA Virginia) points out that shaded areas are very subjective; what happens if there is a tree that isn't on your property that blocks the mandatory solar panel? Mr. Payne identifies that there could be a tightening of language.
- Ms. Loving speaks on behalf of self and the Climate Action Alliance of the Valley. CAAV supports this proposal.
- Ms. Main (representing herself) speaks in support of this proposal.
- Mr. Beahm (speaking for himself and Warren County) opposes on the basis of "vague language."

Results: Non-Consensus

RE407.1.1 -Additional Energy Requirements

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Ms. Shutler of the Virginia Grassroots Coalition supports. She does not think this proposal is too ambitious.
- Mr. Clark with VBCOA is in opposition.
- Mr. Payne (AIA Virginia) is concerned about the subjectivity of the language of this proposal.
- Mr. Lacey (RECA) is in support based on the fact that the proposal is based largely on the 2021 code requirements, and that RECA certainly supports this.
- Ms. Eggerton of Alexandria clarifies that Virginia has used future model code language into code development for deck requirements many years ago and in other cases as well. She is in support.
- Mr. Shearer (representing himself) is also in support.
- Ms. Loving of CAAV is also in support and like Mr. Lacey, believes this change would provide greater options and flexibility; she would welcome further stringency as well.
- Mr. Gordon of AOBA is opposed to the proposal due to the vague language and cost concerns.
- Mr. Farrell of VBCOA is concerned about including "non-mandatory options" in the proposal because they would be difficult to enforce from a maintenance perspective.

Results: Non-Consensus

ERB101 - Zero energy building standards appendix

Proponent(s): William Penniman (wpenniman@aol.com), Sierra Club

Comments:

- Ms. Shutler of Virginia Grassroots Coalition is in support, but believes there should be mandatory language for what constitutes as “zero energy.”
- Ms. Loving (CAAV) is in support
- Mr. Shearer (representing himself) is in support.
- Mr. Beahm representing himself, opposes on the grounds that this does not need to be brought in until 2021.
- Mr. Payne of AIA Virginia wonders why this is in the appendix and not the BODY of the code.
- Mr. Clark of HBAV is opposed.
- Mr. Lacey of RECA speaks in support, in that it may be helpful for consumers and builders.
- Mr. Clements of Chesterfield County opposes, based on lack of enforceability.

Results: Non-Consensus